

II. INTRODUCTION

This Environmental Impact Report (EIR) has been prepared in accordance with the California Environmental Quality Act (CEQA) and its implementing policies to evaluate the environmental impacts of the proposed Colma Cardroom Project. The purpose of the EIR is to identify the potential environmental impacts associated with the proposed construction and/or operation of a cardroom and to identify mitigation measures to reduce or avoid any significant environmental impacts.

The EIR analyzes the four cardroom project proposals submitted to the Town of Colma. Each of the projects would be located at a different site. This EIR is a public disclosure document intended to assist the Town of Colma in reviewing the proposed project. It is also intended to inform governmental decision-makers and the public about the potential significant environmental effects of the proposed project that could occur with implementation. Pursuant to CEQA Guidelines Section 15002(g), environmental effects considered in this EIR are limited to those impacts capable of effecting a change in the physical conditions in the area affected by the project.

This document is circulated to local, state and federal agencies and to interested organizations and individuals who may want to review and comment on the report. Written comments may be received at the Town of Colma during the 45-day review period and oral comments may be received at the public hearing on the Draft EIR which will be scheduled and publicly noticed by the Town. All comments received, and responses to pertinent comments, will appear in a Response to Comments Addendum which, together with the Draft EIR, will constitute the Final EIR.

USES OF THE EIR

An EIR is an informational document that is intended to inform public agency decision-makers and the public generally of the significant environmental effects of a proposed project; to identify possible ways to minimize the proposed project's significant effects; and to describe reasonable alternatives to the proposed project. The public agency shall consider the information in the EIR along with other information which may be presented to the agency (CEQA Guidelines Section 15121).

The EIR is intended to assist the Town of Colma City Council in reviewing the proposed project. The Town of Colma, as the lead decision-making agency for the proposed project, will use this EIR along with other information, in selecting a preferred site for the cardroom, and in determining what, if any, conditions should be attached to potential project approval. The Colma City Council is responsible for either granting or denying approval of the proposed project. In order to implement the proposed project, the following Town approvals would be required:

- Certification of the EIR;
- Approval of a use permit for the selected site;
- General Plan and Zoning Amendment (Site A); and
- Minor subdivision (Sites A & B).